

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF DISPOSITION PARCEL R-1
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Willard M. Chandler has expressed an interest in and has submitted a satisfactory proposal for rehabilitation of rental housing and retail space in the "Project Area" on Disposition Parcel R-1;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Willard M. Chandler be and hereby is tentatively designated as the Redeveloper of Disposition Parcel R-1 subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. publication of all public disclosure and issuance of all approvals required by Chapter 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) evidence of the availability of necessary equity funds; and
- (ii) working drawings indicating the number and composition of the units for new construction; and
- (iii) evidence of financing commitments from banks or other lending institutions; and
- (iv) proposed development schedules.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

Property Fact Sheet

PARCEL: R-1, South End

LOCATION: 292, 294, 296 Columbus Avenue

DEVELOPMENT Owner: Willard M. Chandler
TEAM: Architect: Eco-Tecture International, Inc.
General Contractor: John Hunter

PROPERTY By Owner
MANAGEMENT:

PROPOSED Coolidge Bank and Trust at Watertown
FINANCING:

Time of Beginning and Completion of Construction:
Construction beginning within three months of conveyance
Completion within twelve months

Breakdown of Proposed Uses:

- 1 - Efficiency Apartment
- 2 - One Bedroom Apartments
- 1 - Two Bedroom Apartments
- 2 - Commercial Store Fronts
 - Three apartments and one retail space at #296 Columbus
 - One apartment and one retail space at #294 Columbus

PARKING: One per Dwelling Unit - eight total spaces.

COST \$95,000.00 for construction costs.
ESTIMATE:

SPECIAL NOTES:

1. Mr. Chandler is presently manager of "Chandler's" at the corner of Columbus Avenue and Dartmouth Street.
2. Mr. Chandler resides at 353 Columbus Avenue where he presently operates his antique shop named "The Artichoke." He intends to reside and operate this business on the premises at R-1 when Rehabilitation is complete.
3. Cost of Rehabilitation per dwelling unit - \$23,750.
Proposed rent per apartment: Efficiency; \$175.00
1-Bedroom; \$230.00
2-Bedroom; \$390.00

Proposed rent for commercial space - \$6.00/sq.ft.

4. #292 Columbus Avenue is a vacant lot and has not yet been acquired by the BRA - contains 2,245 sq.ft.; presumably for parking use. (Block 54B10 Parcel-4)

Title to #'s 294, 296 Columbus Ave. is in the BRA contain 4,098 sq. ft. (Block 54B10 Parcel-5)

5. Mr. Chandler was relocated to 353 Columbus Avenue from 370 Columbus Avenue because of Urban Renewal activities.

PARCEL R-1
 LOCATION 292, 294, 296
 Columbus Avenue
 USE Resid-Rehab
 DU's 4 2-BR D.U.'s
 AREA 6,343 sq.ft.
 WIDTH 70 ft.
 DEPTH Irregular
 ACCESS Columbus Avenue
 PARKING
 ZONING.

NOTES:
 PARCEL BOUNDARIES AND AREAS BASED ON
 CITY ASSESSOR'S MAPS ARE APPROXIMATE.
 PENDING FINAL SURVEYS
 FOR DEFINITIONS, STANDARDS & CONTROLS
 SEE:
 SOUTH END URBAN RENEWAL PLAN
 PROJECT NO. MASS. R-56
 AS APPROVED BY THE
 BOSTON REDEVELOPMENT AUTHORITY
 SEPT. 23, 1965

DISPOSITION PARCELS

SOUTH END
 URBAN RENEWAL AREA
 MASSACHUSETTS R-56
 BOSTON REDEVELOPMENT AUTHORITY



FEB 22 1973

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL R-1
SOUTH END URBAN RENEWAL AREA, R-56

Summary: This memorandum requests that the Authority tentatively designate Willard M. Chandler as Redeveloper of Disposition Parcel R-1 in the South End Urban Renewal Area.

Disposition Parcel R-1, consists of 6,243 square feet, and is located at 292, 294, and 296 Columbus Avenue in the South End Urban Renewal Area.

Mr. Willard M. Chandler, of 353 Columbus Avenue, Boston, has submitted a proposal for the rehabilitation of Parcel R-1 for residential purposes, which is an acceptable use under the South End Urban Renewal Plan. It should be noted that Mr. Chandler is a re-locatee and therefore should be considered for first priority.

His proposal calls for the rehabilitation of the structures thereon to provide four apartments and two retail spaces, together with an appropriate amount of on-site parking.

Mr. Chandler has chosen Eco-Tecture International, Inc. as the Architect for this Redevelopment. Preliminary plans have been submitted and found acceptable by the Department of Urban Design. The financing will probably be from a private institution.

Mr. Chandler has shown sufficient evidence of his ability in management and his submissions are ample evidence of his abilities as a developer-builder. John Hunter will be general contractor.

It is appropriate at this time to tentatively designate Mr. Willard Chandler as Redeveloper of Parcel R-1 so that formal processing of plans and financing applications may be initiated.

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ing applications

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I therefore recommend that the Authority tentatively designate Willard M. Chandler as Redeveloper of Disposition Parcel R-1 in the South End Urban Renewal Area.

An appropriate Resolution is attached.

Attachment